



**5122 44 Street
Olds, Alberta**

MLS # A2291622



\$474,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,282 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Open Floorplan, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: n/a

This one checks all the boxes! Older bungalow that has seen numerous updates over the recent years. As you enter you will appreciate the open floor plan with the living, dining and kitchen well laid out for easy entertaining and family time. The wrap around kitchen with eating counter is the ideal set up for a casual meal, homework or visiting with the cook. Large living room with oversized window to the front street is perfect for movie night or maybe having buddies over to watch the game! This level is where you will find 3 of the 5 bedrooms and the master bedroom has a 3 pce ensuite as well as a 4 pce. bathroom to finish off this level. As you head downstairs you have a laundry pair that is handy for the upper level as well this where you find the entrance to the attached garage which is handy for bringing in the groceries or the perfect work shop. Downstairs there is a kitchenette, dinette and living room, 2 good sized bedrooms, storage room/pantry as well as the utility room with another laundry pair. Outside does not disappoint with front and rear decks, a double detached garage, shed and is nicely treed and fenced. This home is updated, tastefully decorated, move in-ready and has a great location.